

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 21 September to 18 October 2022

Ref.	Location	Work	Date	Officer	Response
<i>Appeals:</i>					
22/00369/FPA	24 Nevilledale Terrace	C3 to C4 HMO	30/9	Jennings	Objection maintained
21/02360/FPA 21/03574/OUT	Sniperley Park	Park & Ride extension + 370 houses AND 1,550 dwellings, local centre, primary school etc	3/10	Jones	Statement of Case for dismissal
<i>From DCC weekly list 20/9:</i>					
22/02346/FPA 22/02347/LB	Durham Police HQ, Aykley Heads	Demolition of listed police radio mast	7/10	Ollivere	Objection
22/02698/FPA	Low Burnhall Farmhouse Darlington Rd	Demolition of pig sty/ store for side extension	7/10	Penman	Objection
<i>From DCC weekly list 26/9:</i>					
22/02403/FPA	Ansford, Potters Bank	Detached garage with 1st fl. accommodation	11/10	Fenwick	Objection
22/02741/VOC (19/03836/FPA)	Ground Floor, 66 Saddler St	VOCs 2 & 5 relating to equipment to be used	13/10	Morina	Objection maintained
<i>From DCC weekly list 30/9:</i>					
22/02761/FPA	Fernhill, Newcastle Rd	Stables to 3-bed house	17/10	Jennings	Objection
22/02783/FPA	Fernhill Lodge, Newcastle Rd	Erection of a garage	17/10	Jennings	Objection

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Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 12/9:</i>				
22/02372/FPA	15 Habgood Drive	C3 to C4 HMO	28/9	Hurton
22/02575/LB	University College, Durham Castle	Repair works to masonry on north elevation of north range	28/9	Burnett
22/02485/FPA	The Slug and Lettuce, Unit 7 Freemans Place	CoU of public open space to seating area, incl. planters	29/9	Hurton
<i>From DCC weekly list 20/9:</i>				
22/02684/FPA	48 Highgate	Bay window to front (1 st floor)	5/10	Penman
22/02171/FPA	Bonomi Lodge Burn Hall	Extension and outbuilding	6/10	Hurton
<i>Amendments:</i>				
21/04262/FPA	Mount Oswald, South Road	9 dwellings & access alterations	6/10	France
<i>From DCC weekly list 26/9:</i>				
22/02701/LB	University College, Durham Castle	Repairs to floor and walls of west wing gatehouse	11/10	Fenwick
22/02754/FPA	6 Archery Rise	Terrace on garage roof	13/10	Burnett
22/02729/FPA	Dunster House, The Avenue	Replacement extension	22/10	Burnett
<i>From DCC weekly list 30/9:</i>				
22/02435/FPA 22/02436/LB 22/02442/AD	70 Saddler Street	Alterations to existing shopfront, fascia signage and internal alterations	17/10	Fenwick
22/02767/FPA	12 Ferens Park	Single storey extensions	18/10	Burnett

PLANNING APPLICATIONS NOTED AT THE MEETING (18 October 2022)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 17/10:</i>				
22/02983/VOC (21/03058/FPA)	Grey College, South Road	VOC 1 to extend temp. build period from 9 to 16 months	1/11	Morina
22/02976/FPA	1 Balliol Square	Front and side extensions	4/11	Scott
22/02996/PN56	Uni Biological & Biomedical Sciences, Science Site	Refurbishment of glass house; new plant growth facility, etc	4/11	Fenwick
22/02990/AD	44 The Riverwalk	Signage (non-illuminated)	7/11	Hurton

OUTCOMES TO PREVIOUS RESPONSES (decided since 20 September)

Ref.	Location	Work	Trust's response	Decision/Date
22/01842/FPA 22/01843/LB	50 South Street	Demolition of conservatory for garden room + other alterations	COMMENT	APPROVED 22/9
Reason(s):	<i>Subject to conditions, the proposed alterations are considered to be in keeping with the special historic/architectural interest of the building and would therefore sustain/conserv the significance of the designated heritage asset in accordance with Sect. 66 of the Planning (LBs & CAs) Act 1990, the provisions of Sect. 16 of the NPPF and Policy 44 of the CDP.</i>			
19/02553/FPA	Former Swimming Baths Elvet Waterside	New Durham University Business School	OBJECT	WITHDRAWN 26/9
Reason(s):	<i>David Loudon: On behalf of Durham University, I am writing to confirm that the planning application for a new business school at Elvet Waterside can now be formally withdrawn.</i>			
19/02554/LB	Houses in Old Elvet	Restoration (dwellings and business start-ups)	SUPPORT COMMENT	WITHDRAWN 26/9
Reason(s):	<i>David Loudon: On behalf of Durham University, I am writing to confirm that the planning application for a new business school at Elvet Waterside can now be formally withdrawn.</i>			
APP/X1355/Z/22 /3302759	12 North Road	Signage for adult gaming centre	OBJECT	DISMISSED 27/9
Reason(s):	<i>Proposed signs would appear as visually intrusive features discordant with the dominant forms of advertising found on shopfronts in the area. They would fail to preserve or enhance the character or appearance of the CA and in this respect would be harmful to visual amenity. Policies 29 & 44 of the CDP (2020) and Policy H2 of the Durham City NP (2020-2035) all seek to protect amenity and are therefore material in this case. Given that I have concluded that the proposal would harm visual amenity, it would conflict with these policies.</i>			
22/02283/FPA	39 Maple Avenue, Gilesgate	2-storey extension to HMO (3 to 5 beds)	OBJECT	WITHDRAWN 4/10
22/00683/PNC	East Moor Leazes Farm Bungalow, Brasside	Barn to dwelling + alterations (resubmission)	OBJECT	APPROVED 7/10
Reason(s):	<i>The development is considered to fall within the required criteria to qualify as permitted development through provision contained within Class Q.1 of the Town & Country Planning General Permitted Development (England) Order 2015 (as amended). The proposal has been assessed in terms of its impact having regard to transport/highways, noise, contamination risks, flooding risks, whether the location or siting of the building makes it otherwise impractical/undesirable for the building to change from agricultural to C3 (dwellinghouses) use, the design or external appearance of the building, and the provision of adequate natural light in all habitable rooms of the dwellinghouses. Whilst prior approval is required for contamination risk and design & external appearance these matters are considered to be acceptable, subject to conditions. Whilst concerns raised by FDGB and CDT are noted they are not considered sufficient to sustain refusal. It is recommended that prior approval is required for contamination risk and design & external appearance and granted.</i>			
22/00042/FPA	48 Highgate	Roof balcony + 1 st floor bay window (resubmission)	OBJECT	APPROVED 11/10
Reason(s):	<i>Recommended Officer refusal overturned at Planning Committee. Revisions cut the bay window and moved the terrace to the rear.</i>			
22/01574/FPA	15 St Oswalds Drive	Retention of CoU of woodland to garden + garage (retrospective)	OBJECT	APPROVED 14/10
Reason(s):	<i>It is considered that the proposal would not have a significant or unacceptable impact upon protected trees, existing green infrastructure, the host property, the character/appearance of the surrounding street scene, residential amenity or highway safety in accordance with CDP Policies 21, 26, 29, 31, 39 & 40, Policy G1 of the DCNP and Parts 12 & 15 of the NPPF.</i>			